

Issue Date: 3/2012

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESTRICTED SALE INFORMATION

Address: 86 East Branch Road
Block/Lot: 8/3.04
Township: Upper Freehold County: Monmouth
State: New Jersey

Grantor: DVLP, LLC

Grantee: JMP Enterprises, LLC

Deed Date: 4/1/11 Book: 6885 Page: 8117
Sale Price: \$ 625,000 Per Acre: \$19,260 /Acre

Total Acres: 32.45

Site Improvements: fence enclosed paddocks

Residential Opportunity: 1 existing dwelling

Building Improvements: 2033 SF Cape Cod home, two sheds, four pole barns, general barn and a farm shed.

Restrictions: Farmland Preservation Easement

Expected Future Use: Agricultural/

Remarks: 100% Tillable. Soils are 41% prime and 59% statewide importance. 60% modified agricultural wetland. Improvements are believed to have contributed significantly to value. Property previously sold for \$800,000 in 2008 and \$776,918 in 2010, but both sales were between relatives and not considered arms length transactions.

Verification: Harriett Honigfeld , Monmouth CADB, Paul Burns SADC

INFORMATION BELIEVED TO BE ACCURATE BUT IS NOT GUARANTEED.